



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-2/Erf_57
15/3/6-2/Erf_57

Enquiries:
Mr AJ Burger

17 January 2022

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Post

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 57, CHATSWORTH

Your application, with reference cha/12200/GT_ZN, dated 21 October 2021, on behalf of Ismail Martin, regarding the subject refers.

- A** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the rezoning of Erf 57, Chatsworth, is approved in terms of Section 70 of the By-Law, subject to the condition that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 57, Chatsworth be rezoned from Residential Zone 1 to Subdivisional area in order to make provision for the following land use, namely: Residential Zone 2.

- B** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 57, Chatsworth, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 57, Chatsworth (1 413m² in extent), be subdivided into a remainder (25m² in extent - splays) and 6 portions (222m² to 252m² in extent), as presented in the application;
b) The remainders be transferred to Swartland Municipality for the cost of the owner/developer;
c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;

2. WATER

- a) The subdivided portions be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) The subdivided portions be provided with a separate sewerage connection of subdivision stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R5 445,25 (R10 890,50 x 0.5 for Single Res) per newly created erf, toward the bulk supply of regional water, at clearance stage. The amount (total of R27 226,25) is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 per newly created erf, towards bulk water reticulation, at clearance stage. The amount (total of R36 704,15) is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R3 631,57 per newly created erf, towards sewerage, at clearance stage. The amount (total of R18 157,85) is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
- d) The owner/developer is responsible for the development charge of R2 219,29 per newly created erf, towards roads and stormwater, at clearance stage. The amount (total of R11 096,45) is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter.

5. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented before transfer can take place, without which, the approval will lapse.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 I Martin, 927 Edward Road, Chatsworth, 7354

LEGEND

SUBJECT ERF

SUBDIVISION LINE

BUILDING LINES



HOPEFIELD ROAD

RANDOR ROAD

EIGHTH AVENUE

1447

1448

1426

1427

1428

Portion 1
±252m²

Portion 6
±228m²

Portion 5
±222m²

Portion 2
±231m²

Portion 3
±225m²

Portion 4
±230m²

14.00

22.00

10.25

22.00

14.00

21.90

12.94

15.17

17.42

22.01

10.09

17.42

12.81

17.01

6.13

RE/57

RE/57

5.28

13.91

17.42

21.90

14.00

12.94

15.17

17.42

10.09

22.01

17.01

6.13

RE/57

RE/57

TITLE: PROPOSED SUBDIVISION PLAN OF ERF 57, CHATSWORTH

NOTE: ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

C.K. RUMBOLD & VENOTE

STADSRUIMERS

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DATE: OCTOBER 2021

VERW: CHA/12200GT/ZN

AUTHORITY: SWARTLAND MUNICIPALITY



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) Subject to conditions.

2022/01/17

DATUM/DATE 1609

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

1608

1607

1606

RE/1244